

David Kearsley
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

1 Mann Island
Liverpool
L3 1BP

0151 329 2909
andyd@aspinallverdi.co.uk
www.aspinallverdi.co.uk

Our ref: 260811 Wigan Council - Policy
Updates Letter v1

Your ref:

11th August 2026

Dear David,

Wigan Local Plan Viability Assessment – Policy Updates

We are writing to address the changes to certain policies made since the Regulation 18 Initial Draft Plan, on which the viability assessment is currently based. As part of this review, we have considered the proposed policy changes and assessed whether any of the amendments could have a direct or material impact on the assumptions or conclusions of the current viability assessment.

We have concluded that none of the proposed policy changes have a direct impact on viability. Therefore, there is no requirement for any amendments to the viability assessment at this stage. This is because the changes do not introduce additional requirements or costs that would materially affect the development assumptions used within the assessment.

The material changes to the policies are set out below, together with our comments on the potential implications for viability and whether any amendments to the assessment are considered necessary.

- Removal of four employment site allocations at M6 J26, Moss Industrial Estate, Bridgewater West and land West of Winwick Lane (Policies J3-J6)

The removal of employment allocations does not directly affect viability, as the policies do not generate costs that need to be factored into the appraisals. However, it is important to note that the removal of the employment allocation returns the site to its underlying Green Belt designation, meaning it is no longer identified for development and instead remains as undeveloped land subject to prevailing policy protections.

- *Amended Policy PE1 (Planning for healthier living) to cover ethical advertising*

This policy is not directly relevant to viability. This policy relates to ethical advertising which does not introduce additional costs, constraints or value implications for development.

- *A new policy on gambling and short term loan establishments (Policy PE3: Gambling and short term loan establishments)*

This policy is not directly relevant to viability. This policy relates to gambling and short term loans which does not introduce additional costs, constraints or value implications for development.

- *Amendment to Policy PE3 (now Policy PE4: Protection of open space, sport and recreation provision) to include the designation of Local Green Spaces*

The inclusion of designated green spaces within the policy framework is not considered to have a material impact on viability. The designation primarily provides protection to existing areas of green space and does not introduce an additional development cost or alter any assumptions included within the viability assessment.

- *Revised Policy PE4 (now Policy PE6) to address legality issues raised in relation to our S106 approach.*

This policy is not directly relevant to viability. This policy relates to addressing legal issues in relation to the Section 106 approach, not the cost itself, which is what impacts viability.

We note there are also some other minor changes to policy wording in Policies H4 (South Hindley) and H5 (Remaining land south of Atherton) and plan order. These are not considered to have a direct or material impact on the conclusions of the current viability assessment.

We also note the introduction of a new policy;

- *Policy UP1: Commitment to an early update of the Local Plan - An early update of the Local Plan will be undertaken, specifically to address future identified housing needs and the future growth requirements of the borough, such that the updated Local Plan will be at a suitably advanced stage by March 2029, to provide a plan-led position looking forward, at least, to 2045.*

This policy is not considered to have a direct impact on the viability of the current assessment. The policy establishes a commitment to an update of the Local Plan to address future housing needs and growth requirements. Therefore, it does not introduce any changes to the current policy requirements or viability assumptions relevant to this assessment.

Conclusion

Following our review of the policy changes outlined above, we do not consider that any of the amendments have a direct impact on development viability. While some of the changes may have an indirect impact, these are not considered to require an update to the viability assessment. On this basis, the viability assessment has not been amended to reflect these policy changes.

Yours sincerely,



Jessica Lowe MSc MRICS
Principal Consultant

Encs.
cc. Andy Delaney